

WHAT IS ZONING?

Zoning is the set of local rules that regulate land use and development. Zoning shapes many aspects of development in Durham, including:

- What land uses are permitted;
- The height of buildings;
- The massing/shaping of buildings;
- The siting of buildings on a property;
- Landscaping;
- Parking;
- Vehicular access; and
- Pedestrian/bike infrastructure, and more.

The City's zoning regulations can be found in the Unified Development Ordinance.

WHY IS THIS AREA BEING CONSIDERED FOR A REZONING?

Current zoning rules, which have been in place for decades, pose significant challenges to:

- Property owners and small businesses who want to use and preserve the commercial building stock;
- Residents who want to expand or renovate their current homes; and
- Housing advocates looking for infill development opportunities, potentially for affordable housing.

PROJECT AREA CONTEXT



- ★ Angier Avenue and Driver Street Intersection
- ▭ Preliminary Angier-Driver Zoning Study Area
- ▭ Transform in Ten Initiative Area
- ▭ Alston Avenue Compact Neighborhood Tier
- ▭ East End Connector Project (Under Construction)
- ▭ Alston Avenue Road Widening Project (Under Construction)
- Light Rail Station (Planned)
- Light Rail Corridor (Planned)
- ▭ Historic District

WHAT IS A REZONING?

A rezoning is the public process resulting in a change in the zoning district designation for a property.

While it is the City Council who ultimately decides the outcome of a rezoning request, there are multiple opportunities to provide input into the process.



IS THIS MY ONLY CHANCE TO PROVIDE INPUT?

No! If it is determined to move forward, there will be many more opportunities for input, including workshops, questionnaires, and public hearings.

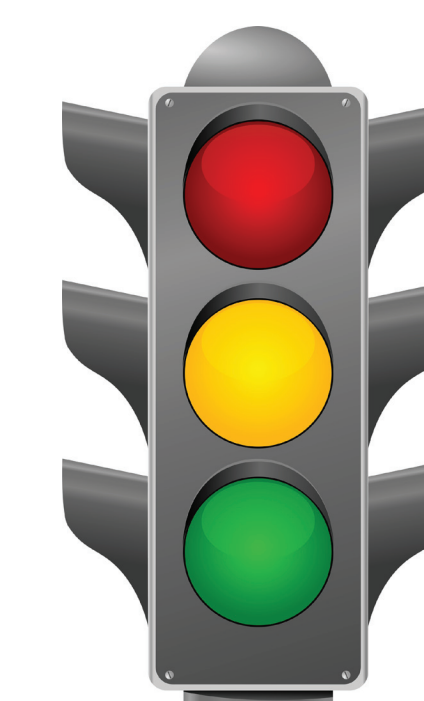
The Planning Department anticipates at least three public workshops that will act as “check-ins” with stakeholders.

- **Workshop 1:** Why should we consider rezoning?
- **Workshop 2:** What are the zoning alternatives?
- **Workshop 3:** What are the recommendations for moving forward?

INSTRUCTIONS

Planning Staff has identified four preliminary sub-areas, each with unique zoning challenges. At this point, there are no specific recommendations or proposed zoning map changes. The discussion tonight is conceptual — ***what is your comfort level with moving forward with studying the zoning?***

On your worksheet, for each sub-area, check either “green,” “yellow,” or “red” to correspond to your comfort level. You can also provide written comments.



I don't want to move forward.

I am cautious about moving forward.

I am comfortable moving forward.